

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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**Official Eligibility Determination
(OAHF use only)**

OAHF1403

Rev. 9/98

Date _____ Initials _____

- ☐ Determined Eligible – National Register
☐ Determined Not Eligible – National Register
☐ Determined Eligible – State Register
☐ Determine Not Eligible – State Register
☐ Need Data
☐ Contributes to eligible National Register District
☐ Noncontributing to eligible National Register District

I. IDENTIFICATION

1. Resource number: **5SM.1814**
 2. Temporary resource number: **N/A**
 3. County: **San Miguel**
 4. City: **Telluride**
 5. Historic Building Name: **Leino House**
 6. Current Building Name: **Cook House**
 7. Building Address: **625 E. Colorado Avenue**
 8. Owner Name and Address: **Charles R. Cook
2900 Wyandot Street, Unit 103
Denver, CO 80211**

Parcel number(s):

477901110005**THLD RATING:****Noncontributing With Qualifications**

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II. GEOGRAPHIC INFORMATION

9. P.M.: **New Mexico** Township: **42N** Range: **9W**
 ¼ of ¼ of ¼ of ¼ of Section 1
10. UTM reference (Datum: NAD27)
 Zone: **13** 253486 mE 4202227 mN
11. USGS quad name: **Telluride, Colorado**
 Year: **1955** Map scale: **7.5'**
12. Lot(s): **Lot B, Block 27**
 Addition: **East Telluride Addition** Year of addition: **1898**
13. Boundary description and justification:
This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **577 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Side Gabled Roof**
19. Primary external roof material: **Metal Roof**
20. Special features: **Porch, Chimney, Fence**
21. General architectural description:
This modest dwelling consists of a main side-gabled section to the south (front), and an intersecting gable with a shed-roofed extension to the north (rear). The main side-gabled section measures 14½' N-S (deep) by 24½' E-W (across); the intersecting rear gable and its shed-roofed extension measures 12' N-S by 18½' E-W. The building rests on an unpainted poured concrete foundation, while its exterior walls are clad with stained or painted brown horizontal wood siding with painted cream white 1" by 4' corner boards. The roof is covered with metal roofing material, and the eaves are boxed with painted green and cream white wood trim. A red brick chimney is located on the ridge. The house's asymmetrical facade faces E. Colorado Avenue on the south elevation. A stained brown wood-paneled door, with one upper sash light, enters the east half of the facade from an open wood porch. A gable hood, with knee brace supports, is over the entry door. A stained brown wood-paneled door enters the north elevation from a 4-step wooden stoop. Another wood-paneled door enters the east end of the main gabled section's north elevation. Small 6-light windows penetrate the upper gable ends on the east and west elevations. Other windows are primarily 2/2 double-hung sash with painted green wood frames and painted cream white wood surrounds.
22. Architectural style: **No Defined Style**
 Building type:

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23. Landscape or special setting features:

This well-maintained property is located on the north side of Colorado Avenue in the block east of Hemlock Street, a few blocks east of downtown Telluride. A historic black wrought iron fence encloses a planted grass lawn which is nicely landscaped with native plants, flowers, and aspen trees.

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1890** Actual:

Source of information: **Field Estimate**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Unknown**

Source of information: **N/A**

29. Construction history:

Written by Martinique Davis, a concise history of this building appeared in the *Telluride Watch* newspaper under the heading "A Tiny Shack (Once Home to a Family of 9) Gets Gussied Up." Primarily according to this article, this house was built originally in Telluride near the San Miguel River. By 1920, the dwelling was apparently located on east Pacific Avenue where it was home to the Mauritz (Morris) and Edla Leino family. Research conducted in 2012 by Michael McAllister, a Telluride architect, develops a strong possibility that the house was more specifically located at the northeast corner of Pacific Avenue and Aspen Street. The house's footprint at that location first appears on the 1893 Sanborn Insurance map. The dwelling was moved to its current location in the 600 block of East Colorado Avenue in 1972. Steve Green, of Shamrock Carpentry, renovated the residence at its present location. Elements of the building constructed at this location include the intersecting gable and shed-roofed section on the north (rear) elevation, the front porch on the south elevation (façade), and the windows in the upper gable ends on the east and west (side) elevations.

30. Original location: Moved: ☒ Date of move(s): **1972**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**

32. Intermediate use(s): **Domestic / Single Dwelling**

33. Current use(s): **Domestic / Single Dwelling**

34. Site type(s): **Single Family Residence**

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35. Historical background:

Apparently built prior to 1393, this small house was historically located on West Pacific Avenue, most likely at the northeast corner of Pacific Avenue and Aspen Street. The West Pacific Avenue area of Telluride was historically known as Finn Town. Immigrants from Scandinavia represented Telluride's largest ethnic population, and were divided culturally into three groups: "pure" Swedes, Finns (from Finland), and Swede-Finns, or Swedish-Finns. The Swedes primarily settled in the vicinity of Tomboy Road, while the latter two groups generally settled along West Pacific Avenue. Immigrants of Swede- Finn descent had been born in southern Finland, near the Swedish border, and spoke Swedish rather than Finnish. Although they were born in Finland, Swede-Finns identified culturally more with Sweden than Finland.

In 1920, this dwelling was home to Finnish immigrants Mauritz (Morris) and Edla Leino. Both born in Finland, respectively in 1874 and 1877, Mauritz and Edla immigrated to America in the late nineteenth century, and were married in 1895. They became naturalized United States citizens, respectively in 1905 and 1906. Their first child, a son named Eino, was born in 1901. As enumerated in the 1920 census, the Leino family then included "Morris" (age 46), his wife Edla (age 43), two sons and four daughters. The sons were Eino (age 19) and Arvo (age 9); the daughters were Suoma (age 18), Valma (age 14), Laina (age 13), and Nannie (age 11). Another daughter, Anna, was apparently born after 1920. The 1920 census also indicates that Mr. Leino was employed as a laborer at a stamp mill. The Leino family lived in this house for many years. Mauritz and Edla remained in Telluride until they passed away, and both are reportedly interred in Lone Tree Cemetery. The house was moved to its present location on East Colorado Avenue in 1972. Owners of the property at this location have included Bill and Melanie Robbins, and Charles and Linda Cook.

36. Sources of information:

Davis, Martinique. "A Tiny Shack (Once Home to a Family of 9) Gets Gussied Up." *Telluride Watch*, n. d.
 Pera, Davine (comp.). *Conversations at 9,000 Feet A Collection of Oral Histories From Telluride, Colorado*. Ouray: Western Reflections Publishing Company, 2000.
 "San Miguel County Assessor Data Site." <http://sanmiguel.valuwest.net>
 San Miguel County Property Appraisal Record.
 Simmons, Laurie and Christine Whitacre. *Historic Building Inventory Record*, May 1986.
 Telluride Historical Museum. www.telluridemuseum.org
 Town of Telluride Building Department building permit files.
 Town of Telluride Planning Department files.
 U. S. Census records: 1920 U.S. Census, Precinct 18, West Telluride, San Miguel County, Colorado

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No ☒ Date of designation:

Designating authority:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history;
 - B. Associated with the lives of persons significant in our past;
 - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
 - D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

Telluride Standards for Designation:

- 7-505.A.1. The structure is representative of a unique historical social activity of an era
- 7-505.A.2. The structure dominates the neighborhood by virtue of its mass, architecture or location
- 7-505.A.3. The structure was an historically or architecturally important public building
- 7-505.A.4. The structure has a unique historical significance beyond a local level
- 7-505.A.5. The parcel was the site of an important historic event or activity
- 7-505.A.6. The structure has a "contributing or qualified contributing" rating on the THAS

39. Area(s) of significance: **Architecture, Ethnic Heritage / European**

40. Period of significance: **Circa 1890; Circa 1890 - 1950**

41. Level of significance: National: State: Local: **xx**

42. Statement of significance:

This house is architecturally significant for its modest vernacular side-gabled plan which is highly representative of houses which existed along West Pacific Avenue during the early 1900s. Although moved from its original location, the dwelling is notable because it is an example of a modest house associated with Telluride's Scandinavian immigrant population dating from the mining era. The house is also notable for its long association with the Leino family who were among Telluride's Finnish immigrant population. The fact that the house was moved to this location in 1972 mitigates against its significance, however. The house is located outside the boundaries of the Telluride National Historic Landmark District, within the East and West Telluride Treatment Area. As such, the building appears to fall squarely within the "noncontributing with qualifications" category which in part is described as including buildings "... that are noncontributing because they either fall outside the historic district boundaries or are within the district but fail to meet National Register landmark criteria." A review of National Register Bulletin 4, which relates to "Contributions of Moved Buildings to Historic Districts" does not appear to be relevant to this building because the building was moved out of the historic district in 1972 rather than into the district..

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43. Assessment of historic physical integrity related to significance:

This building was moved from its original location within the Telluride National Historic Landmark District, to this location outside the district, in 1972. For this reason, the building rates as a noncontributing with qualifications resource within the East and West Telluride Treatment Area. The building remains architecturally notable, however, as an example of a small scale wood frame dwelling typical of those located along West Pacific Avenue during the 1890s and early decades of the twentieth century.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Individually Eligible**

Local landmark eligibility field assessment: **Noncontributing With Qualifications**

45. Is there National Register district potential? Yes No ☒

Discuss: **This property is located outside the boundaries of the Telluride National Historic Landmark District.**

If there is National Register district potential, is this building: Contributing Noncontributing N/A: ☒

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A: ☒

VIII. RECORDING INFORMATION

- | | | | |
|---------------------------|---|---------------|---|
| 47. Photograph number(s): | CD #6, Images 127-129 | CDs filed at: | Town of Telluride |
| 48. Report title: | Town of Telluride Re-Survey of Historic Structures | | Planning and Building
Department |
| 49. Date(s): | August 11, 2011; revised April 14, 2013 | | 113 West Columbia Avenue |
| 50. Recorder(s): | Carl McWilliams
Timothy Wilder | | Telluride, CO 81435 |
| 51. Organization: | Cultural Resource Historians | | |
| 52. Address: | Dogwood Court
Fort Collins, CO 80525 | | |
| 53. Phone number(s): | (970) 493-5270 | | |

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Sketch Map



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Location Map

